

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
December 21, 2017

Case #2950: Application of West Park LLC of 2555 Ocean Avenue, Brooklyn, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.15(a) Use; 9-112(2A) Off-Street Parking for a new 10 unit multiple dwelling at 330 West Park Avenue, Long Beach, NY a/k/a S. 59, Bl. 47, Lots 164 & 165 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #2953: Application of Cruz & Jonathan Alcaron of 618 Franklin Boulevard, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(B) Height; 9-105.2(C) Front Yard; 9-105.2(E) Rear Yard for construction of a new 2 family detached house at 618 Franklin Boulevard, Long Beach, NY also known as Section 59, Block 165, Lot 1 on the Nassau County Land and Tax Map.

DECISION: GRANTED, as Amended

Case #2947: Application of Edmund & Patricia McQuade of 650 West Park Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.4(B) Height; 9-105.4(C) Front Yard; 9-105.4(D) Side Yard; 9-105.4(E) Rear Yard; 9-105.4(F) Building Area to elevate the existing house and for 2 front yard decks at 650 West Park Avenue, Long Beach, NY also known as Section 59, Block 13, Lot 30 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2956: Application of Melinda & Francis McLaughlin of 46 Louisiana Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard; 9-105.5(e) Rear Yard to elevate the existing house at 46 Louisiana Street, Long Beach, NY also known as Section 58, Block 109, Lot 5 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2957: Application of Timothy Farrell of 89 New Hampshire Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(d) Side Yard to elevate existing house at 74 New Hampshire Street, Long Beach, NY also known as Section 59, Block 231, Lot 17 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2958: Application of Teja Realty LLC of 46 Berkley Place, Massapequa, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(c) Front Yard; 9-105.1(e) Rear Yard; 9-105.1(i) Minimum Lot Size for a new single family detached dwelling at 318 East Bay Drive, Long Beach, NY also known as Section 59, Block 275, Lot 21 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2959: Application of Patrick Monaghan of 94 Wisconsin Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(a) Use; 9-105.5(d) Side Yard; 9-105.5(e) Rear Yard to elevate the existing house at 94 Wisconsin Street, Long Beach, NY also known as Section 59, Block 235, Lot 7 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2960: Application of Stephan Hollis of 144 East Fulton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(D) Side Yards to elevate the existing house at 144 E. Fulton Street, Long Beach, NY also known as Section 59, Block 106, Lot 25 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2961: Application of John Tarpey of 29A Suffolk Rd., Massapequa, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(d) Side Yard for stairs in the front & side yard of a house being elevated at 83 Georgia Avenue, Long Beach, NY also known as Section 58, Block 93, Lot 38 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2962: Application of Paul & Kerri Venti of 85 Kentucky Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard; 9-105.5(d) Side Yard to extend the front deck at 85 Kentucky Street, Long Beach, NY also known as Section 58, Block 92, Lot 37 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2963: Application of Charles Schwartzapfel of 899 W. Beech Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.9(B) Height; 9-105.9(C) Front Yard; 9-105.9(D) Side Yards; 9-105.9(I) Minimum Lot Size for a new one family house at 843 W. Park Avenue, Long Beach, NY also known as Section 59, Block 249, Lot 7 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2964: Application of Ken Nittoly & Marissa Koch of 416 W. Olive Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(7) Fence Height Limitations to maintain an 8' high fence in the front yard at 416 W. Olive Street, Long Beach, NY also known as Section 59, Block 37, Lot 33 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #2965: Application of Joseph & Carole Ann Razza of 63 Arizona Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(b) Height; 9-105.5(d) Side Yard; 9-105.5(e) Rear Yard for a new gable roof and interior renovations to an existing single family residence at 63 Arizona Avenue, Long Beach, NY also known as Section 59, Block 239, Lot 48 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2966: Application of Martin Gargiulo of 48 Doyle Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(b) Height; 9-105.8(C) Front Yard; 9-105.8(f) Building Area; 9-105.8(k) Side Yard for a 2nd story addition and new porch with stairs at 48 Doyle Street, Long Beach, NY also known as Section 59, Block 214, Lot 3 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Dated: December 21, 2017
Long Beach, N.Y.

Rocco J. Morelli
Chairman